

**CITY OF MILPITAS  
GENERAL PLAN HOUSING ELEMENT  
GUIDING PRINCIPLES/IMPLEMENTING POLICIES**

Housing Element Policies	Tasks to Implement Policies	Status of Implementation
<b>Housing and Neighborhood Conservation</b>		
Code Enforcement Program	Enforcement of existing codes to correct code violations.	<b>Ongoing.</b> (Neighborhood Beautification Ordinance, i.e. Selwyn Park Neighborhood Task Force).
Replacement/Relocation Program	Assist displaced households through code enforcement activities to relocate to suitable and affordable housing.	<b>Monitoring.</b> (code activities ongoing, no city policies have forced displacement of households).
Housing Rehabilitation Program	Continue to provide financial assistance for rehabilitation of housing units for very low and low-income households.	<b>Ongoing.</b> (CDBG Single Family Rehabilitation Program provides financial assistance to very low and low-income households. Approximately 21 Milpitas residents have received financial assistance with this program.
Capital Improvement Program	Update Capital Improvement Budget to allocate resources to rehabilitate and/or replace infrastructure.	<b>Ongoing.</b> (CIP Budget is annually updated to provide a variety of infrastructure improvements citywide, including street curb cuts, water and sewer line improvements, park improvements, etc.)
Conversion Monitoring and Response Program	Monitor status of units at risk of conversion to market-rate units.	<b>Ongoing. Monitoring process.</b> (City, County Housing Authority and HUD, effectively negotiated renewal of Sunnyhills Apartments to maintain long-term affordability and prevent conversion of units to market rate).
Below Market Rate Financing Program	Utilize tax-exempt bond, RDA Set-Aside CDBG funds and	<b>Ongoing.</b> (City utilizes tax-exempt bonds, RDA 20%

	other resources to preserve affordable housing units.	Set-Aside Funds and CDBG to preserve and develop affordable housing units. To date 237 units have been allocated to be affordable, with an additional 235 are currently being proposed.
Condominium Conversion Ordinance	Continue to administer and monitoring Condominium Conversion Ordinance (State Law).	<b>Ongoing monitoring</b> of potential housing units that may be converted from rental to condominiums. Current changes to the State's Density Bonus Law allows for condominiums to be part of the affordable criteria.
Mobile Home Rent Control Ordinance	Continue to monitor the Mobilehome Park Rent Increase Ordinance adopted in 1992.	<b>Completed. Ongoing monitoring to maintain affordable rents.</b>
<b>New Housing Production</b>		
Transit-Oriented Development Overlay District	Adopted a Transit-Oriented Overlay District within the Midtown Specific Plan Area.	<b>Completed.</b> Transit-Oriented Overlay District zoning designation adopted with the Midtown Specific Plan in 2003.
Minimum Housing Densities	Maintain minimum densities of 21-to 41 d.u./per acre in Midtown Specific Plan.	<b>Completed.</b> Minimum densities required with adoption of Midtown Specific Plan in 2003.
Mixed-Use Zoning District	Encourage mixed-use zoning within Midtown Specific Plan Area.	<b>Completed.</b> Mixed-use zoning designation adopted with the Midtown Specific Plan in 2003.
Allow Mixed-Use and Residential Development by Right	Encourage mixed-use and residential development by right in Midtown Specific Plan Area.	<b>Completed.</b> Mixed-use and residential zoning designation adoption with Midtown Specific Plan in 2003 and appropriate parcels rezoned for mixed use.
Allowance for Housing in Town Center Zoning District	Allow housing in Town Center Zoning District by right (rather than a conditional use).	<b>Completed.</b> Zoning Ordinance Text Amendment adopted in 2004 and appropriate parcels rezoned for mixed use.
Sanitary and Storm Improvements	Coordinate with City of San Jose and Santa Clara County Water	<b>In Progress.</b> Staff has been meeting and negotiating with

	Control District to acquire sufficient wastewater capacity to serve residential development.	agencies to provide sufficient wastewater to accommodate future residential development is in progress.
Transportation Improvement Costs	Continue to pursue state and federal grants to reduce cost of off-site improvements for housing developers.	<b>Ongoing.</b> Staff continues to work with the VTA, State Transportation Improvement Program and Federal Government to improve transportation citywide. Milpitas has been awarded funding from the VTA (Community Design Transportation Grant) to assist with the Transit Area Plan.
Union Pacific Site Access and Infrastructure Improvements	Develop strategy to address access and infrastructure constraints to former Union Pacific rail yards	<b>Initial</b> Contact with UP has been made.
Trade Zone Blvd. Sewer Service	Develop agreement with City of San Jose to provide sewer services to high densities residential development.	<b>In Progress.</b> Specific sewer line upgrades are being reconsidered.
Sewer Master Plan Follow-Up Measures	After completion of Water/Sewer Master Plan take necessary measures to adjust sewage capacity to support build out of Midtown Specific Plan.	<b>In Progress.</b> Funding has been approved to negotiate with another city that treats wastewater at the Regional Water Treatment Plan to see what capacity may be available.
Stormwater Detention Requirement Waivers	Develop agreement with Regional Water Quality Control Board (RWACB) to wave or reduce on-site stormwater detention requirements for infill, and transit-oriented development within the Midtown Area.	<b>In Progress.</b> The Waiver Program has been developed for stormwater treatment at selected infill and transit-oriented projects within the Midtown Area. Regional Water Quality Control Board is currently reviewing the waiver.
Density Calculations on Parcels with Stormwater Detention Ponds	In event on-site retention stormwater is required on any housing site, consider calculation of densities based on total site area (not net developable area).	<b>Ongoing.</b> Will be done on a case-by-case basis of development application review.
Midtown Task Force	Convene Midtown Task Force to	<b>In progress.</b> Task Force

	develop incentives and strategies to promote reuse of land within Midtown Area.	meets bi-weekly. A marketing brochure has been produced.
Marketing and Promotional Materials	Prepare marketing and promotional material for Midtown to encourage development within the area.	<b>Completed.</b>
Expansion of Redevelopment Area	Complete feasibility study assessment of expanding Redevelopment Project Area.	<b>Completed.</b> Redevelopment Project Area was expanded in 2003.
Commitment of Redevelopment Funds	Continue to commit redevelopment funds to improve infrastructure within Midtown Area, and funding to underwrite development impact fees for affordable housing to reduce developer costs.	<b>Ongoing.</b> Redevelopment funds within the CIP are used for infrastructure in the Midtown Area and have been and continue to be used for reducing developer costs for affordable housing.
Master EIR	Use Midtown Specific Plan Master EIR to expedite environmental review for project in Midtown Area.	<b>Ongoing.</b> Midtown Specific Plan Master EIR has been and will continue to be used to expedite the environmental review project for housing developers.
Land Acquisition and Site Assembly	Assist willing seller and prospective housing market-rate and affordable developers with the assembly of small parcels into larger parcel more viable for housing sites.	<b>Ongoing.</b> This is actively pursued by staff as part of the pre-application meetings with developers.
Rezoning of Dixon Landing and Fiesta Plaza from C-1 to MXD	Work with property owners along north side of Dixon Landing Road and Fiesta Plaza to pursue rezoning of these sites from C-1 to MXD (mixed-use).	<b>In Progress.</b> Two Dixon Landing properties owners have expressed interest in rezoning their sites and have been contacted.
Housing Diversity and Affordability		
Below Market Financing Program	Utilize available tax-exempt bond financing, RDA funds, CDBG funds and other resources to provide financing for affordable housing (new construction).	<b>Ongoing.</b> This is negotiated with all new development applications.
Increase Redevelopment Set-	Examine feasibility of increasing	<b>Ongoing.</b> Proposed policy

Aside	housing set-aside above 20 percent to support affordable housing.	currently being reviewed to determine the feasibility of increasing 20% of housing set-aside funds,
20 Percent Affordable Housing in New Projects	Continue to target 20 percent of all housing units for affordability.	<b>Ongoing.</b> Staff negotiates how to achieve this goal with all new development applications.
Density Bonus Ordinance	Amend Density Bonus Ordinance to delete provisions for a Density Bonus Combining District.	<b>Completed.</b> Zoning Ordinance Text Amendment adopted in 2004. New Density Bonus Law became effective January 1, 2005. Staff will be submitting zoning code amendments in Spring 2005.
Emergency/Transitional Housing	Maintain site that are suitable for use as transitional/emergency housing.	<b>Completed.</b> Zoning Ordinance Amendments in 2003 provided zoning district clearly allowing such uses.
Homeless Services	Continue to support emergency services and housing services consistent with Santa Clara County Continuum Care Plan.	<b>Ongoing.</b> CDBG Action Plan, CAPER and 5-Year Consolidated Plan express support for County's Continuum Care Plan. CDBG funds provide essential services addressed in the plan.
Housing Support for Disabled Persons	Continue efforts to improve housing opportunities for disabled households.	<b>Ongoing.</b> CDBG funds, enforcement of Title 24, ADA Act, assisting disabled residents with information on resources and suitable housing opportunities will continue.
Public Education	Consider public education campaign and other awards program for positive recognition.	<b>Ongoing.</b> March 2003, Milpitas received a Local Government Leadership Award on its Housing Element from the State Department of Housing and Community Development. Milpitas continues to provide information to the general public on housing opportunities through its

		website, cable tv and the Milpitas Post.
Live/Work Lofts	Consider live work lofts as one type housing type to address changing needs of Milpitas population.	<b>Completed.</b> Zoning Code Amendments in 2002 and 2003 clearly allows this use.
Negotiate Housing Densities	Review proposed projects to obtain inclusion of studio and 4-BR units in new projects.	<b>Ongoing.</b> This is negotiated by staff will all new residential developments.
<b>Fair Housing</b>		
Coordinate with Federal and State Agencies	Work with appropriate state and federal agencies to ensure that fair housing laws are enforced.	<b>Ongoing.</b> CDBG funds to Project Sentinel provides fair housing services. Federal (HUD) and State Representatives participate in the Santa Clara Countywide Fair Housing Task Force. Milpitas serves as co-chair of the Task Force along with Ann Marquart, Executive Director of Project Sentinel.
Implement City Ordinance	Continue to implement City policies and ordinances to prohibit discrimination in housing practices.	<b>Ongoing. Monitoring.</b>
Address Impediments to Fair Housing Choice	Carry out actions in impediments to Fair Housing Report mandated by HUD.	<b>Ongoing.</b> Milpitas Impediments to Fair Housing Report was adopted in 2004. Implementation ongoing.
Distribute Fair Housing Information	Continue to distribute fair housing information through flyers, brochures and public services announcements (PSA's).	<b>Ongoing.</b> Milpitas, in conjunction with Project Sentinel (fair housing service provider), continues to provide fair housing information on the City's Website, cable TV and Milpitas Post. Information is also provided at the public information counter in City Hall. Information is provided in different languages.
Fund Appropriate Agency	Continue to fund appropriate agencies on behalf of housing advocates that experienced unfair or illegal housing	<b>Ongoing.</b> Milpitas has consistently provided CDBG funds to support fair housing services (Project Sentinel)

	practices.	since becoming a CDBG entitlement city in 1997.
<b>Energy Conservation</b>		
Energy Conservation Partnership Program	Promote energy efficiency programs.	<b>Ongoing.</b> Brochures are available at City Hall about PG & E comfort Home Program for low-income residents, Economic and Social Opportunities (CDBG provider) installs energy efficient devices for Milpitas low-income senior residents.